

PUBLIC HEARING--Oct. 13, 1965

Appeal #8396 Clarence N. and Amy C. Lee, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 19, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-4 District to permit erection of a one-story rear addition to the flat at 610 G St. S.E., lot 816, square 877, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 18 feet on G Street and a depth of 84.8 feet to a wide public alley in the rear. The lot contains an area of approximately 1526 square feet and is improved with a two story flat.

(2) Appellant proposes to erect a rear addition on the west lot line of 7 x 7 feet to provide a bathroom on each floor.

(3) Appellant occupies the first floor of the building with one person residing on the upper floor.

(4) There was no objection to the granting of this appeal registered at the public hearing. The Capitol Hill Southeast Citizens Association wrote a letter to the Board favoring the granting of the appeal.

OPINION:

It is our opinion that appellant has proven a case of hardship within the provisions of Sect. 8207.11 of the Zoning Regulations and that a denial of the request would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the appellant. We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.

We are further of the opinion that this addition will not affect adversely conditions of light and air to the adjoining properties.